



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

156 Wallaby Street, Loch Sport Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$385,000

Median sale price

Median price \$186,000 House X Unit Suburb or locality Loch Sport
Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Table with 3 columns: Address of comparable property, Price, Date of sale. Rows 1, 2, 3.

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 636 sqm approx**Agent Comments**

The carport is 8m x 4m with exceptionally high ceilings big enough to fit a bus or oversized caravan. There is also additional parking in the 6m wide driveway.

**Indicative Selling Price**

\$350,000 - \$385,000

**Median House Price**

Year ending September 2017: \$186,000

## Comparable Properties

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The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months. This home has 20 solar panels producing 4.5kw, a new Quantum Energy efficient hot water service, 2 enormous water tanks, and NO gas bills or water bills. It has been renovated in such a way as to be able to used by those with mobility issues. It also has a fully landscaped Australian Native yard to attract the local wildlife and 4 good sized bedrooms. Located between 2 vacant blocks-privacy

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